

ZONING AND BUILDING AGENDA

JUNE 3, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

265607 DOCKET #7638 - H. & S. KOS, Owners, Application: Variation to divide one lot into two lots and on Lot 2: reduce lot area from the minimum required 40,000 square feet to 38,876 square feet for an existing single family residence in R-3 Single Family Residence District. The subject property consists of approximately 1.81 acres, located approximately 333 feet south of 111th Street and approximately 630 feet east of Dineff Road in Lemont Township. **Recommendation: That variation application be denied.**

Conditions: None

Objectors: No municipalities objected. Five homeowners objected.

The above variation application was deferred at the meeting of May 18, 2004.

265609 DOCKET #7466 – PHILLIP H. CORBOY, JR., Owner, Application: Variation to increase height of fence in front yard from 3 feet to 6 feet; increase height of fence pillars from 3 feet to 8 feet; increase height of fence pillars in corner side yard from 6 feet to 8 feet; and increase height of chain link fencing around tennis court from the allowed 6 feet to 11 feet in the R-3 Single Family Residence District. The subject property consists of approximately 1.65 acres, located at 26 Woodley Road in Winnetka, in unincorporated Cook County, Illinois. **Recommendation: That variation application be granted.**

Conditions: None

Objections: There were several neighbors objecting to the proposed fencing. No municipalities objected.

The above variation application was deferred at the meeting of May 18, 2004.

265906 DOCKET #7631 – S. BARTH, Owner, Application: Variation to reduce lot area from the minimum 20,000 square feet to 17,500 square feet (existing) and to reduce lot width from the minimum required 100 feet to 97.95 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.40 of an acre, located on the west side of the 61st Street cul-de-sac in Lyons Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

265907 DOCKET #7653 – J. ROKAITIS, Owner, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 3 feet and to increase the Floor Area Ratio from the maximum allowed .40 to .75 for a new single family residence and to reduce rear yard setback from the minimum required 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the west side of Lockwood Avenue, approximately 126 feet north of 48th Street in Stickney township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

265908 DOCKET #7654 - M. PERCZYNSKI, Owner, Application: Variation to reduce right interior side yard setbacks from the minimum required 15 feet to 5 feet for a detached garage in the R-4 single Family Residence District. The subject property consists of approximately 0.39 of an acre, located on the east side of Edgewood Avenue, approximately 313 feet north of 61st Street in Lyons Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

265909 DOCKET #7656 - R. PIOREK, Owner, Application: Variation to reduce front yard setback from the minimum required 40 feet to 22 feet for a front porch and second story addition in the R-4 single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the south side of Briarwood Lane, approximately 571 feet westerly of Meadow Lane in Palatine Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, June 15, 2004.